
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Concorde Estates Community Development District was held on **Wednesday, August 26, 2015 at 6:06 p.m.**, at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

Present and constituting a quorum:

Sailyn Alli	Board Supervisor, Chairperson
Edwin Diaz	Board Supervisor, Vice Chairperson
Basam Alli	Board Supervisor, Assistant Secretary
Kelly Ortiz	Board Supervisor, Assistant Secretary
Lloyd Jones	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Gregg Johnson	District Counsel, Garganese, Weiss & D'Agresta
Rich McGath	Clubhouse Manager
Karin Leissing	District Engineer, Boyd Civil Engineering
Audience Members	Not Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

There were no audience members present for comment.

THIRD ORDER OF BUSINESS

Staff Reports

- A. Clubhouse Manager
Mr. McGath discussed the amenity management report.

B. District Counsel

Mr. Johnson discussed historical information pertaining to the building of the docks. He stated it was originally contemplated that the docks would be built as was contained within the Engineers Report. However, in 2008 a permit was applied for, but was rejected due to the need of fire suppression system which put the cost at a much higher level. Mr. Johnson stated that the dock was removed from the site plan. He stated that it is not the responsibility of the District to build the dock. However, the District could indeed build a dock, but it would likely require a special assessment to fund such an expenditure.

C. District Engineer

Ms. Leissing stated that she would continue to pursue proposals for park drainage. Brief discussion ensued.

D. District Manager

Mr. Jeancola discussed the need to obtain District insurance proposals for renewal.

On Motion by Mr. Diaz, seconded by Mr. Jones, with all in favor, the Board authorized the Chairman or Vice Chairman to select an insurance proposal for upcoming District renewal, for Concorde Estates Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 22, 2015

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On Motion by Mr. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on July 22, 2015 for Concorde Estates Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2015

Mr. Jeancola reviewed the expenditures with the Board. Brief discussion ensued.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2015 in the amount of \$51,821.55, for Concorde Estates Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Inspection Reports, American Ecosystems & ValleyCrest, July 2015

The Board reviewed the monthly reports from American Ecosystems and ValleyCrest for July 2015. There was discussion regarding bushes that are growing very fast, ant mounds and trees that would need to be scheduled for trimming. Brief discussion ensued.

SEVENTH ORDER OF BUSINESS

Discussion on Payment Plan Regarding Special Purpose Entity Lots

Mr. Johnson discussed some information from the prior meeting regarding the Special Purpose Entity's (SPE) request for a payment plan. It was noted that DR Horton is terminating their contract to purchase the remaining lots from the SPE within Concorde Estates CDD. As such, the SPE submitted a payment plan proposal to the District requesting deferment of 75% of the operations and maintenance for a period of 12 months. Thereafter, the SPE proposed to bring the 75% Operations and Maintenance (O&M) deferment current in addition to the normal pro-rata share of O&M over the subsequent 6 month period. Mr. Johnson noted that his firm contacted the SPE and they were okay with the requests made by the District regarding deferment. He stated that the counsel for the SPE was working on an agreement. Mr. Johnson stated that the SPE had made a substantial O&M payment and were almost caught up. Mr. Johnson also stated that the SPE would not relinquish the one HOA Board position. Brief discussion ensued.

EIGHTH ORDER OF BUSINESS

Consideration of CleanFast Pressure Wash Proposal, Tennis Court

The Board reviewed the proposal from CleanFast.

On Motion by Mr. Jones, seconded by Mr. Alli, with all in favor, the Board accepted the proposal from CleanFast to pressure wash the tennis court in the amount of \$495 for Concorde Estates Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Lake Fountains Proposal, Fountain Repair

The Board discussed the Lake Fountains proposal for a new motor and control box with the Board. The Board opted to table this item so Mr. Jeancola could research what work was done on the fountain in the past.

TENTH ORDER OF BUSINESS

Consideration of ValleyCrest Landscaping Proposals, Duxbury Dr. Park Plant Replacement and Stonington Run Park Plant Replacement

The Board reviewed the proposals from ValleyCrest for landscaping.

On Motion by Ms. Alli, seconded by Mr. Alli, with all in favor, the Board accepted the ValleyCrest Landscaping Proposals, Duxbury Dr. Park Plant Replacement in the amount of \$445 and Stonington Run Park Plant Replacement in the amount of \$2,130 for Concorde Estates Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Amenity Access Card Tenant Agreement

Mr. Johnson discussed the amenity access card tenant agreement with the Board. He stated that per the agreement that the owner of property within the District agrees and acknowledges that he or she will not provide Facility Access Cards to any tenant without first providing to the District an Access Card Registration Form which is to be properly executed by the Tenant.

On Motion by Mr. Alli, seconded by Mr. Jones, with all in favor, the Board accepted the Amenity Access Card Tenant Agreement for Concorde Estates Community Development District.

TWELFTH ORDER OF BUSINESS

Review Arbitrage Rebate Report for Period Ending February 28, 2014, LLS Tax Solutions Inc.

The Board reviewed the arbitrage rebate report for period ended February 28, 2014 and noted that per the report there is no arbitrage liability at the time.

THIRTEENTH ORDER OF BUSINESS

Review of Arbitrage Rebate Report for Period Ending February 28, 2015, LLS Tax Solutions Inc.

The Board reviewed the arbitrage rebate report for period ended February 28, 2015 and noted that per the report there is no arbitrage liability at the time.

FOURTEENTH ORDER OF BUSINESS

Ratification of Poolworks Proposal, Pool Motor

The Board reviewed the executed Poolworks proposal for the pool motor.

On Motion by Mr. Alli, seconded by Ms. Ortiz, with all in favor, the Board ratified the executed proposal from Poolworks to repair the pool motor in the amount of \$1,665, dated 08/19/15, for Concorde Estates Community Development District.

FIFTEENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2015/2016 Final Budget

On Motion by Mr. Diaz, seconded by Ms. Ortiz, with all in favor, the Board opened the Public Hearing for Fiscal Year 2015/2016 on the Final Budget for Concorde Estates Community Development District.

An opportunity for public testimony on the budget was provided. During such it was suggested to reduce the off duty officer hours and increase the hours of amenity staff. General discussion ensued.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board closed the Public Hearing for Fiscal Year 2015/2016 on the Final Budget for Concorde Estates Community Development District.

SIXTEENTH ORDER OF BUSINESS

Public Hearing on Annual Assessments 2015/2016 Final Budget

On Motion by Mr. Diaz, seconded by Ms. Alli, with all in favor, the Board opened the Public Hearing for Fiscal Year 2015/2016 on Annual Assessments for Concorde Estates Community Development District.

An opportunity for public testimony on operation and maintenance assessments was provided. No testimony was made by the public.

On Motion by Ms. Alli, seconded by Mr. Alli, with all in favor, the Board closed the Public Hearing for Fiscal Year 2015/2016 on Annual Assessments for Concorde Estates Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2015-09, Adopting Final Budget

The Board reviewed Resolution 2015-09, Adopting the Final Budget.

On Motion by Ms. Alli, seconded by Mr. Diaz, with all in favor, the Board adopted Resolution 2015-09, Adopting Final Budget for Concorde Estates Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2015-10, Imposing Annual Assessments

The Board reviewed Resolution 2015-10, Imposing Annual Assessments.

On Motion by Mr. Alli, seconded by Mr. Jones, with all in favor, the Board adopted Resolution 2015-10, Imposing Annual Assessments for Concorde Estates Community Development District.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests.

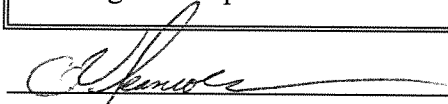
An audience member asked some general questions regarding the CDD.

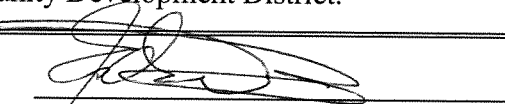
Mr. Jeancola stated that the next meeting would be held on Wednesday, September 23, 2015 at 10:00 a.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Diaz, seconded by Ms. Diaz, with all in favor, the Board adjourned the meeting at 7:47 p.m. for Concorde Estates Community Development District.


Assistant Secretary


Chairman/Vice Chairman